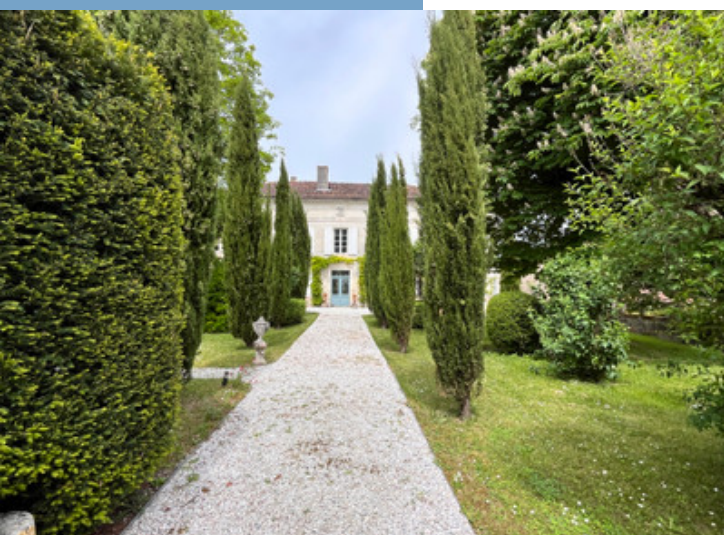




MAGNIFICENT MANOR HOUSE WITH VAST
OUTBUILDINGS SET IN 1.3 HECTARES OF LAND
WITH FABULOUS BUSINESS POTENTIAL

MAGNIFICENT MANOR
HOUSE WITH VAST
OUTBUILDINGS SET IN 1.3
HECTARES OF LAND WITH
FABULOUS BUSINESS PO...



PROPERTY FACT FILE	
REFERENCE	A3635 ANB17
PRICE	€ 1,048,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (1 000 000 EUR hors honoraires)</small>
BEDROOM	8
BATHROOM	8
ACCOMMODATION	450 m ²
LAND	13737 m ²
TOWN	Archiac
DEPARTMENT	
LOCATION	0-2KM to amenities
TYPE	Gîtes, House, Family Home
CONDITION	
FEATURES	Mains Drains, Private parking, Barns - outbuildings
<small>*Price based on current exchange rate which is subject to change</small>	



- Exceptional character property
- Energy efficient heat pump
- Currently a boutique B&B
- Perfect for hosting events/weddings
- Well located for further business opportunity

MAGNIFICENT MANOR
HOUSE WITH VAST
OUTBUILDINGS SET IN 1.3
HECTARES OF LAND
WITH FABULOUS
BUSINESS PO...
Ref : A36351ANB17

This stunning 19th century manor house is situated in the heart of the Petit Champagne region and was built using materials from a former chateaux.

Set in 1.3 hectares of beautiful enclosed and walled gardens, this

DESCRIPTIF

Main House - ground floor

- Entrance hall 25.5m2
- Living room. 33m2
- Dining Room. 25.8
- Library. 39.7m2
- Kitchen. 42.8
- Utility room. 9m2
- Office. 20m2
- Bedroom with shower room and WC. 26m2
- Cave

1st floor

- 5 bedrooms with shower room and toilet, each approximately 21m2
- 1 studio with Kitchenette, bedroom, shower room and WC 21m2

Attic

- Fully insulated, former staff quarters

Outside

- Beautiful gardens to the front and rear with many seating areas
- 1 bedroom self contained studio with kitchenette and shower room with WC 30m2
- Events room (with WC) - formerly used as a restaurant
- Large barn for weddings/ events
- Large outdoor space for events/ weddings
- Large building housing an antiques business

- * Heating - via geothermal heat pump throughout the main house
- * Mains drainage
- * Amenities (supermarket, boulangerie, petrol station, bank) - all within walking distance

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36351ANB17>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

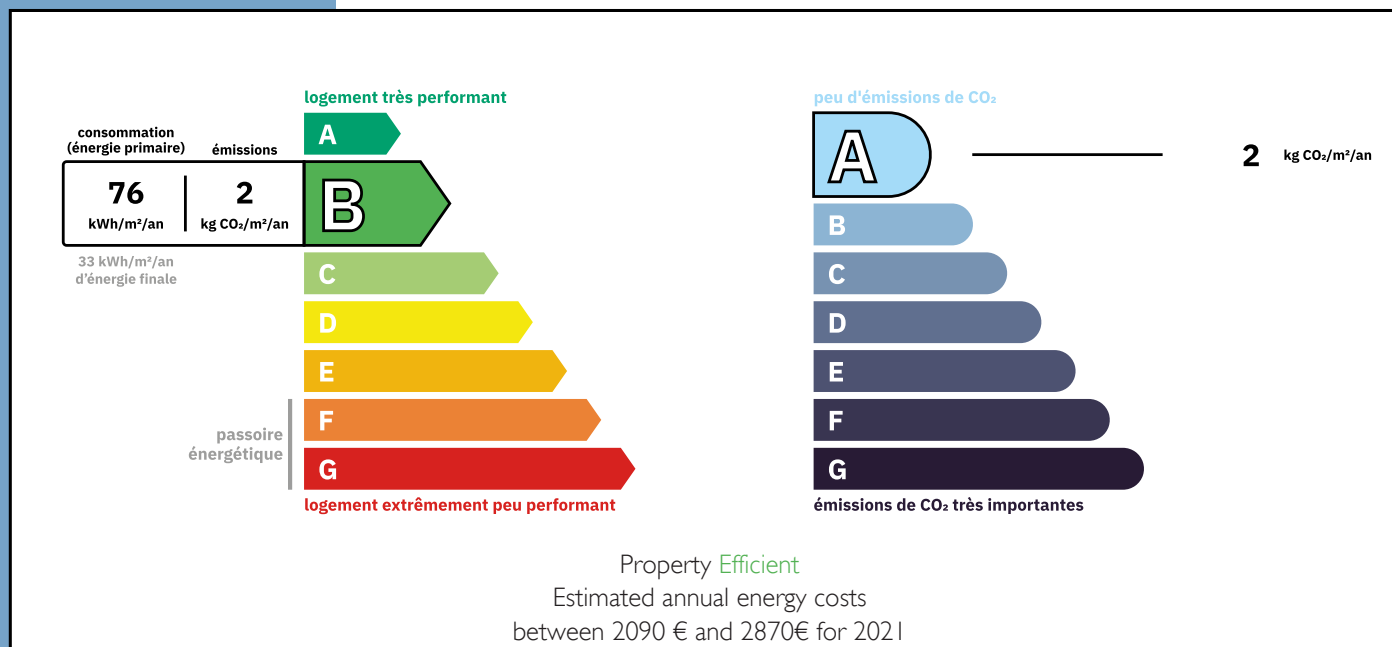
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MAGNIFICENT MANOR
HOUSE WITH VAST
OUTBUILDINGS SET IN 1.3
HECTARES OF LAND WITH
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Ref : A36351ANB17

ENERGIE-DPE

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NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A36351ANB17
FILE COMPLETE
AND PHOTOS
ON REQUEST

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